

CASE NO. 552-PA-2004

FIRST AVENUE AND GOLDWATER

PROJECT NARRATIVE:

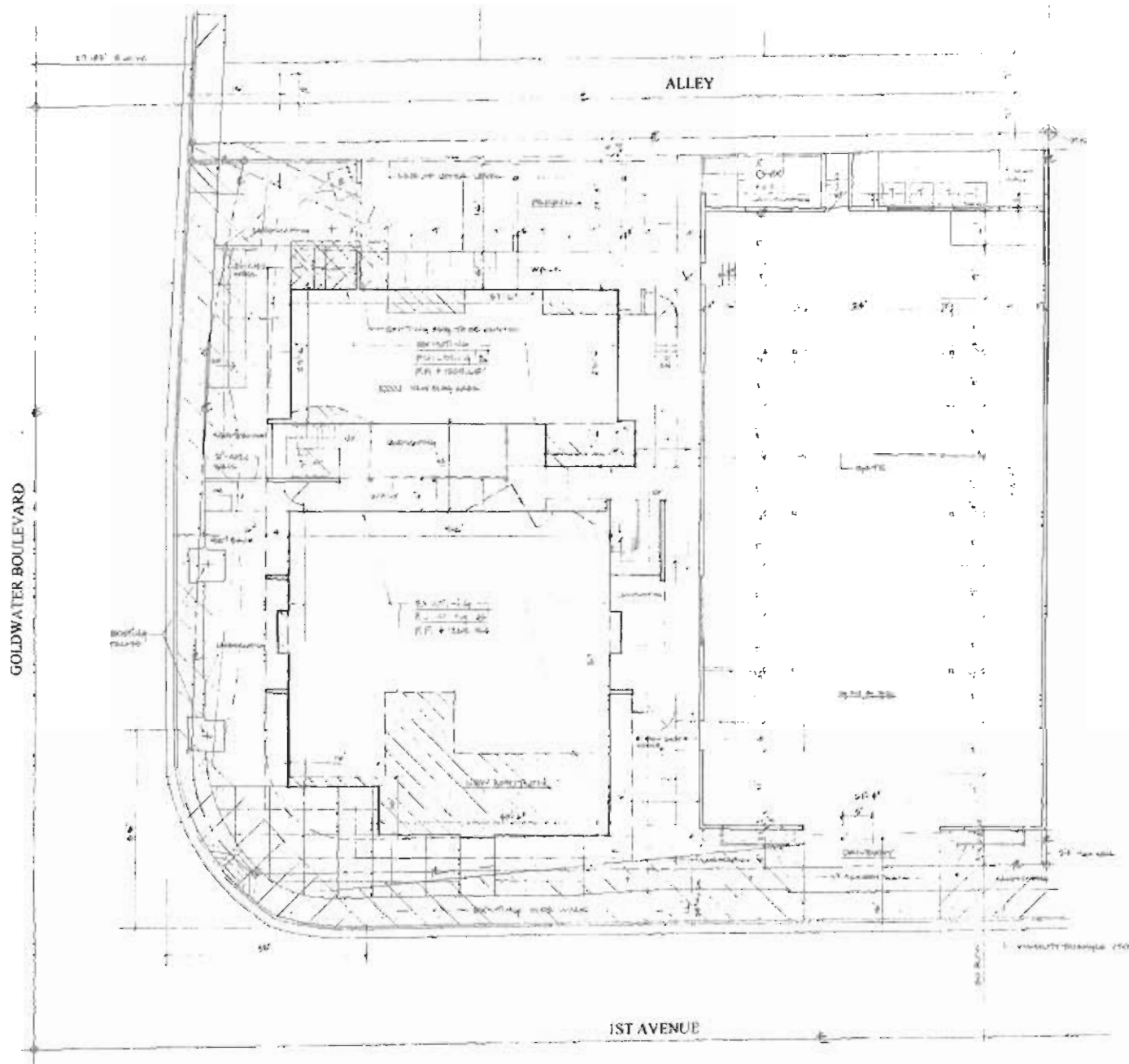
THIS PROJECT IS LOCATED ON THE NORTHEAST CORNER OF FIRST AVENUE AND GOLDWATER BOULEVARD. THERE IS AN EXISTING BUILDING TWO STORY OFFICE BUILDING ON THE WEST SIDE OF THE SITE AND AN EXISTING PARKING LOT ON THE EAST SIDE OF THE PROPERTY. TOM FRENKEL, THE OWNER, PLANS TO REMODEL THE EXISTING BUILDING. THE PLANS CALL FOR ADDING MORE OFFICE/RETAIL AND RESIDENTIAL SPACE TO THE EXISTING BUILDING. THE PARKING AREA WILL BECOME A PARKING GARAGE, AND FOUR NEW TWO STORY RESIDENTIAL LOFTS WILL BE ADDED ABOVE THE GARAGE.

CURRENTLY THE EXISTING BUILDING IS 7365 SF THE NEW OFFICE AREA WILL BE APPROXIMATELY 7000 S.F. AND AN ADDITIONAL 8871 S.F. WILL BE RESIDENTIAL UNITS. THE PARKING GARAGE WILL BE FOR VISITOR PARKING AND WILL INCLUDE A GATED PARKING AREA FOR THE RESIDENCES. ACCESS TO THE RESIDENCES SHALL BE THROUGH A COURTYARD THAT CONNECTS THE RESIDENCES WITH THE OFFICE/RETAIL SPACES AND THE REAR ON SITE PARKING AREA..

THE BUILDING DESIGN WILL BE CONTEMPORARY. THE BUILDING MATERIALS WILL BE 8X8X16 WHITE SPLIT FACE BLOCK WITH 4" BANDS FOR SMOOTH NATURAL GRAY BLOCK. AREAS OF DARK GRAY STAINLESS STEEL PANEL WILL PROVIDE A CHANGE IN TEXTURE AND WILL NOT BE REFLECTIVE. THE WINDOW FRAMES WILL BE BRUSHED ALUMINUM TO BE COMPATIBLE WITH THE STAINLESS STEEL PANELS. THE EXTERIOR BUILDING RAILINGS WILL BE CLEAR GLASS WITH A STAINLESS STEEL CAP RAIL. THE INTERIOR RAILINGS WILL BE METAL RAILINGS PAINTED TO MATCH THE ROOFING MATERIAL. THE WINDOW GLAZING WILL BE CLEAR INSULATED LOW-E GLASS. THE SLOPED ROOF WILL BE A METAL ROOF OF MEDIUM GRAY TO CO-ORDINATE WITH THE STAINLESS STEEL PANELS ON THE SIDES OF THE BUILDING. METAL SCREEN ON THE ROOF WILL CONCEAL THE MECHANICAL EQUIPMENT AND WILL BE THE SAME AS THE ROOFING MATERIAL, WHICH HAS A WEATHERED ZINC LOOK.

THE AREA CONSIST OF A MIXTURE OF DIFFERENT ARCHITECTURAL SCHEMES. THE PROPOSED BUILDING WILL CREATE A MORE INVITING STREETSCAPE WITH THE LARGE NEW PAVED ENTRANCES AND GLASS

FACADES. IT WILL BE LIGHT IN APPEARANCE AND INVITING TO PASSERS BY, WHILE PROVIDING PRIVACY AND SECURITY FOR THE RESIDENTIAL UNITS. NEW LANDSCAPING WILL BE ADDED THROUGHOUT THE COMPLEX TO MEET THE CITY OF SCOTTSDALE LOW WATER REQUIREMENTS.



SITE PLAN
1/17/05

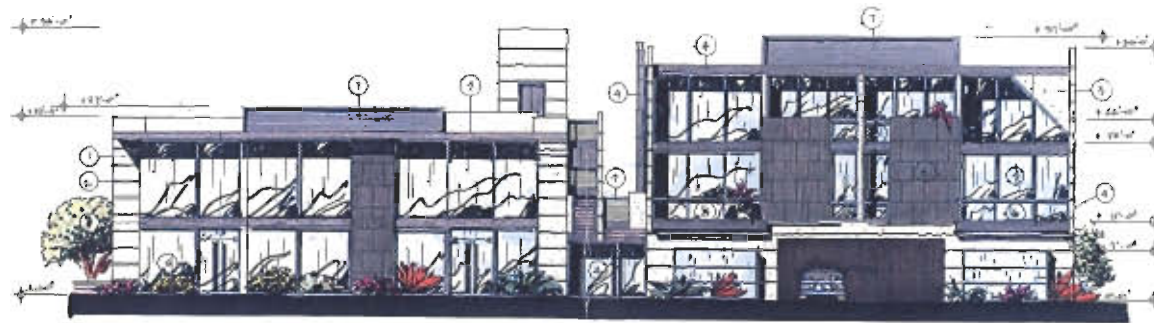
28-DR-2005
04/14/05

BUILDING EXPANSION FOR
THE CLAYTON COMPANIES
7002 E. 1st AVENUE
SCOTTSDALE, ARIZONA

DESIGN COALITION
737 W. WHY WORRY LANE
PHOENIX, ARIZONA
602-395-9580

MATERIAL LEGEND

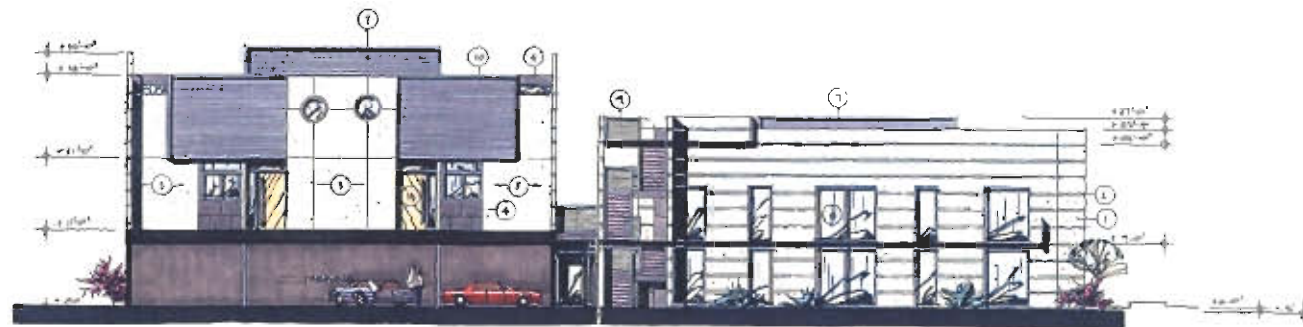
1. SPLIT FACE BLOCK SUPERLITE, MASONRY WHITE
2. SMOOTH FACE BLOCK SUPERLITE-NATURAL GRAY
3. STUCCO SAND FINISH
4. PAINTED BRUSH-UPWARDS-DOWN-ON DISC-ON-LETS
5. STAINLESS STEEL PANELS, FACA AND OATES
6. MIRROR METALS-RE, FLYING-DARK GRAY
7. CLEAR GLASS-PPG-LOW-E INSULATED
8. BRUSHED ALUMINUM WINDOW MULLIONS
9. SOUTHWEST ALUMINUM SYSTEMS
10. METAL ROOF: PAID-CLAD ALUMINUM
11. KYNAR 500 METALLICS-WEATHERED ZINC
12. METAL SCREEN WALL: PAID-CLAD ALUMINUM
13. KYNAR 500 METALLICS-WEATHERED ZINC
14. HANDRAILS: GLASS W/STAINLESS STEEL TRIM CAP
15. METAL HANDRAIL: PAINTED DOWN-UPWARDS
16. DESIGN LEGENDARY GRAY
17. METAL SIDING: PAID-CLAD ALUMINUM
18. KYNAR 500 METALLICS-WEATHERED ZINC
19. METAL CHIMNEY: PAINTED DOWN-UPWARDS
20. DESIGN LEGENDARY GRAY
21. FROSTED GLASS IN METAL FRAME: PAINTED
22. DOWN-UPWARDS DESIGN LEGENDARY GRAY
23. WOOD DOORS: STAINED: SLEEN ARCHITECTURAL
24. DOORS AND CASE: W/ CLEAR FINISH
25. METAL DOOR: PAINTED DOWN-UPWARDS
26. DESIGN LEGENDARY GRAY



SOUTH ELEVATION



NORTH ELEVATION



INTERIOR-SOUTH ELEVATION

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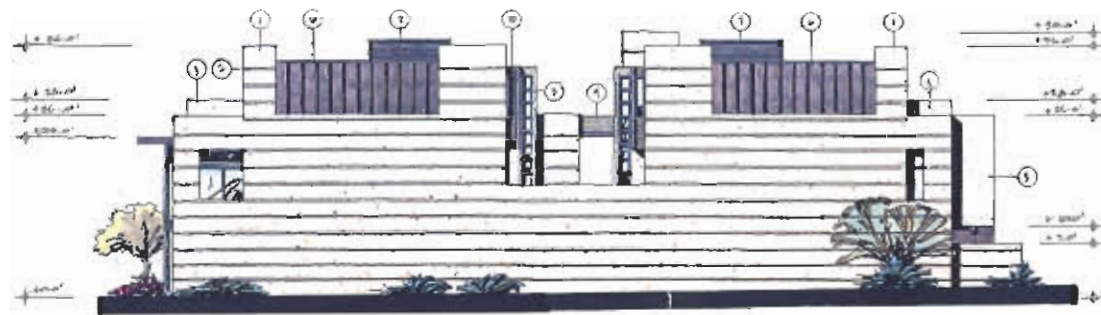
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MATERIAL LEGEND

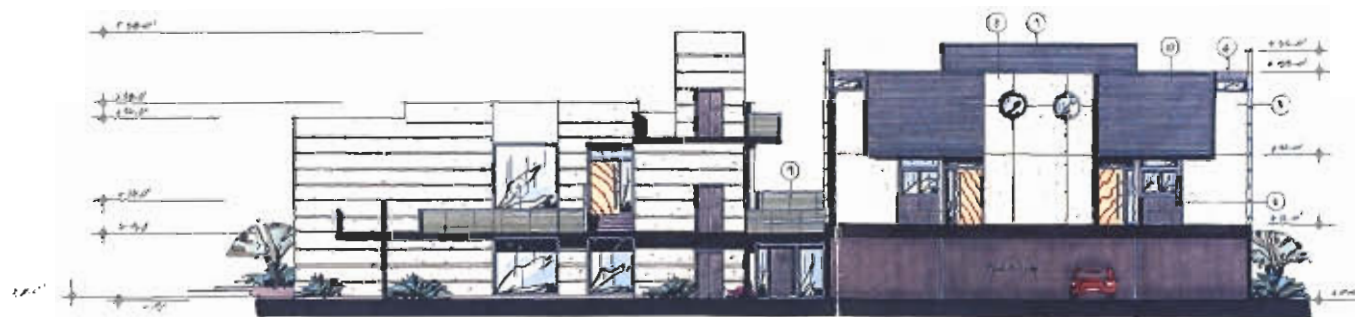
- 1 BRIT FACE BLOCK-SUPERLITE-AMBER WHITE
- 2 SMOOTH FACE BLOCK-SUPERLITE-NATURAL GRAY
- 3 STUCCO SAND FINISH
- 4 PAINTED DUNN-EDWARDS-NEWBY COBOLTS
- 5 STAINLESS STEEL PANELS, PACH AND GATES
- 6 MIRROR METALS-NO. 7-POLISH-CHALK GRAY
- 7 CLEAR GLASS-PFG-LOW E INSULATED
- 8 BRUSHED ALUMINUM WINDOW MULLING
- 9 BY SOUTHWEST ALUMINUM SYSTEMS
- 10 METAL ROOF-PAD-CLAD ALUMINUM
- 11 KYNAR 90 METALLIC-WEATHERED ZINC
- 12 METAL SCREEN WALL-PAD-CLAD ALUMINUM
- 13 KYNAR 90 METALLIC-WEATHERED ZINC
- 14 HANDRAILS-GLASS W/ STAINLESS STEEL TISM CAP
- 15 METAL HANDRAIL-PAINTED DUNN-EDWARDS
- 16 KYNAR 90 LEGENDARY GRAY
- 17 METAL SERRA PAD-CLAD ALUMINUM
- 18 KYNAR 90 METALLIC-WEATHERED ZINC
- 19 METAL GRILLE-PAINTED DUNN-EDWARDS
- 20 DUNN-EDWARDS-NEWBY GRAY
- 21 FROSTED GLASS IN METAL FRAME-PAINTED
- 22 DUNN-EDWARDS-NEWBY LEGENDARY GRAY
- 23 WOOD DOORS-STAINED HALEY ARCHITECTURAL
- 24 DOORS-BED OAK W/ CLEAR FINISH
- 25 METAL DOOR-PAINTED DUNN-EDWARDS
- 26 DUNN-EDWARDS-NEWBY GRAY



WEST ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"



INTERIOR-NORTH ELEVATION
1/8" = 1'-0"

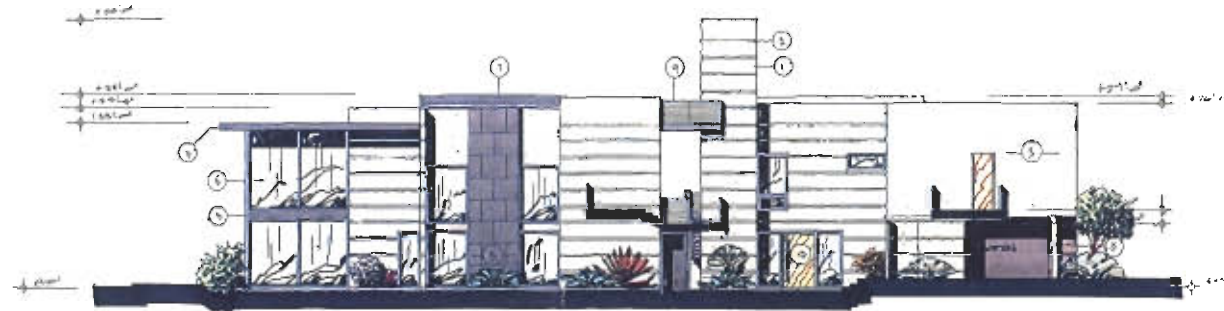
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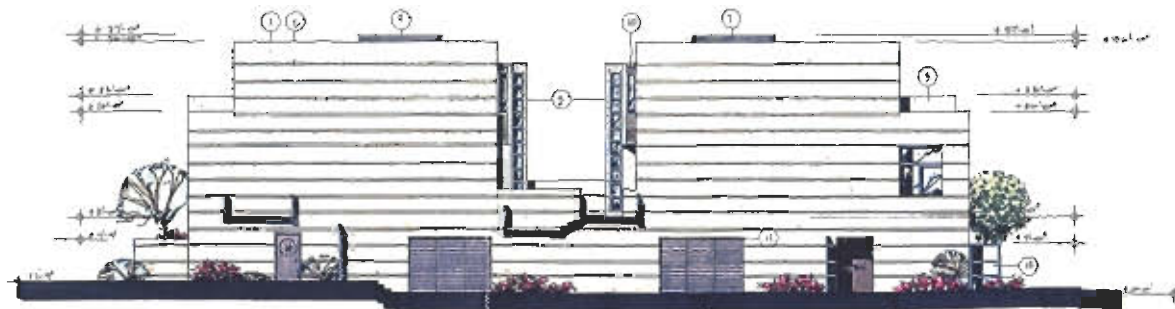
28-DR-2005
4-14-05

MATERIAL LEGEND:

1. SPOT FACE BLOCK/SPRUE LITE MEDIUM WHITE
2. SPARKLE FACE BLOCK/SPRUE LITE NATURAL GRAY
3. STUCCO SAND FINISH
4. PAINTED DUNN-EDWARDS DEWBI PROPERTIES
5. STAINLESS STEEL PANELS, FACES AND GATES
6. MIRROR METAL SHEET GLASS CLARK GRAY
7. CLEAR GLASS/PGD LOW E INSULATED
8. 40 BRASS/SS ALUMINUM WINDOW SILL/DOOR
9. BY SOUTHWEST ALUMINUM SYSTEMS
10. METAL ROOF: PVD-CLAD ALUMINUM
11. KYRAB 900 MET ALUMINUM WEATHERED ZINC
12. METAL ROOFING WALL: PVD-CLAD ALUMINUM
13. KYRAB 900 METAL/CL/WEATHERED ZINC
14. HANDRAILS GLASS W/ STAINLESS STEEL TIE-IN CAP
15. METAL HANDRAILS: PAINTED DUNN-EDWARDS
16. DUNN-EDWARDS DEWBI LEGENDARY GRAY
17. METAL ROOFING: PVD-CLAD ALUMINUM
18. KYRAB 900 METAL/CL/WEATHERED ZINC
19. METAL GRILLE: PAINTED DUNN-EDWARDS
20. DUNN-EDWARDS DEWBI LEGENDARY GRAY
21. FRONTED GLASS IN METAL FRAME: PAINTED
22. DUNN-EDWARDS DEWBI LEGENDARY GRAY
23. WOOD DOORS: STAINED BAILEY ARCHITECTURAL
24. DOORS: SMOKE DAK W/ CLEAR FINISH
25. METAL DOOR: PAINTED DUNN-EDWARDS
26. DUNN-EDWARDS DEWBI LEGENDARY GRAY



INTERIOR-WEST ELEVATION



INTERIOR-EAST ELEVATION

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